

REAL ESTATE—OUT OF CITY. Westchester—Sale or Rent.

An Extraordinary Opportunity
IS AFFORDED THOSE WHO ARE LOOKING FOR CHOICE SUBURBAN HOME SITES WITH ACREAGE, BY THE OFFERING OF THE

STERLING ESTATE PROPERTIES
IN THE PICTURESQUE HILLS OF WESTCHESTER COUNTY, NEW YORK

THIS is a magnificent tract of 586 acres just west of the village of Rye. It extends along North Street from which it is entered through impressive private entrances of stone masonry. Similar entrances are on Pleasant Ridge Avenue and Polly Park Road. This property adjoins the Westchester-Biltmore Club property and is a short distance from the Apawamis, Green Meadow and Blind Brook clubs. It's in the very choicest part of historic, nature-endowed Westchester County.

Many of the acres are under cultivation—flowers and vegetables. Miles of bridle-paths and magnificently constructed roads. There are several houses on the property now available to purchasers, and numbers of

UNUSUALLY ATTRACTIVE BUILDING SITES

The acreage divisions have been restricted, which will appeal to those who want places of from three to fifty acres. Only forty-five minutes from New York. Maps and full particulars on application. One of our representatives will meet and conduct you over the property. Kindly make an appointment.

Kenneth Ives & Co., Selling Agents
NO. 17 EAST 42D STREET, NEW YORK
PHONE MURRAY HILL 6037

REAL ESTATE—OUT OF CITY. Westchester—Sale or Rent.

WESTCHESTER COUNTY PROPERTIES
Fish & Marvin
MAIN OFFICE: 527 FIFTH AVE., NEW YORK
BRANCH OFFICES THROUGHOUT TERRITORY

Pelham
ENGLISH TUDOR HOME, located on highest knoll, plot of 1/3 acre, and half timber construction. House contains 8 rooms, 8 baths, native stone fireplace, hardwood floors and trim, and has all improvements. Garage. Convenient to train and trolley. A remarkable bargain. Apply 5-2811.

Rye
WILL SACRIFICE FOR IMMEDIATE SALE. 85 acres in residential park near Westchester, Biltmore, Apawamis and Green Meadow Country Clubs. Numerous shade trees, orchard, flower and vegetable gardens. Residence of frame construction, consists of 14 well arranged rooms, 5 baths, sleeping porch, all improvements. Large garage and stable with quarters. Convenient to station. Apply 5-2811. Phone Rye 212.

Bronxville
ARTISTIC COLONIAL RESIDENCE of brick veneer construction, situated on plot 100x100 in select residential neighborhood. House contains 9 rooms, 3 baths, steam heat, oak floors, slate roof, copper leaders and gutters, all conveniences. Garage for 2 cars. Price \$25,000. Owner wants an offer. Apply 11-621.

Mount Vernon
SELECT RESIDENTIAL SECTION. 15 acres of very attractive grounds; within 15 minutes' walk of Bronxville or Mount Vernon stations. Desirable stucco dwelling, 8 spacious rooms, 3 baths, sun porch, open fireplace; every convenience. Garage for 2 cars. Apply V-7127. Phone Hillcrest 3264.

WESTCHESTER HOMES

Pelham Heights—A hollow tile home in the very best Colonial, new station, 10 rooms, 3 baths, steam heat, in good condition; will last a lifetime and more; offered at a very reasonable figure.

Pelham Manor—A delightful Colonial style home, with nice shade trees; 10 minutes to station; 7 rooms, 3 baths, hot water heat; fine condition; 2 years old; owner must sacrifice at \$18,000; easily worth \$25,000.

Mt. Vernon—In the popular Chester Hill Park section, a white Colonial home in plot 70x100, 9 rooms, 3 baths, steam heat, sun porch, parquet floors, garage; Pittsburgh hot water heater, screen, awnings, shades, etc.; a complete and durable home at prewar price of \$10,000.

REAL ESTATE—OUT OF CITY. New Jersey—Sale or Rent.

The Oranges and Maplewood
35 MINUTES FROM BROADWAY
Eight Stations on the Fast, Clean D. L. & W. R. R. Express Commuting Service.
Low Tax Rate. Fine Motor Roads, Hills, Lakes, Bridle Paths, Golf and Country Clubs.
OUR OFFICES ARE CLOSED AT NOON SATURDAYS

MAPLEWOOD, N. J.
"The Town Beautiful"
A GOLF COURSE IN ITS CENTRE
Send for particulars of Homes and Home Sites.
FRED L. DALZELL CO.
Maplewood, N. J. Tel. 553 So. Orange.

SOUTH ORANGE
New Colonial, 7 rooms, sun porch, sleeping porch; \$15,000; \$2,000 cash, \$13,000 balance, payable \$500 each 6 months. Several other desirable homes from \$5,000 to \$35,000.

SOUTH ORANGE
\$20,000—The best of ten years proven this beautiful home to be bought for \$20,000. Four bedrooms and two baths on second; three and bath, third. Over 100 feet glass enclosed porch, sleeping porch; oak floors entire house; 2 car garage. Grounds \$25,000 short time ago, but business takes owner to Europe; only \$20,000. Apply to:

Raymond Connolly Co., Realtors
South Orange, N. J. Phone 805 & 845.

WE SPECIALIZE IN THE BEST OF EAST ORANGE PROPERTY
CONNOLLY & CONNOLLY
OFF. AMPERE STATION, D. L. & W.
Honorar Service Assured From Any of the Members of the BOARD OF REALTORS OF THE ORANGES & MAPLEWOOD

Westchester—Sale or Rent.

New Rochelle A BARGAIN
Attractive Colonial; 8 rooms, 3 tiled baths, large living room, open fireplace, sun porch, hot water heat, gas, electricity, oak floors, white and mahogany trim; large plot, garden garage. Asking \$19,500. Open to offer. Terms.

For This and Other Desirable Properties For Sale and For Rent, See
SULLIVAN
Tel. 900 20 North Av.
Office Open Sunday

DO YOU WANT A HOME?

NINE LARGE ROOMS, HOT WATER HEAT, ELECTRIC LIGHTS, VACANT, NICE FLOWER GARDEN. PRICE \$10,000. TERMS TO SUIT.

MRS. GEO. REID, 12 BRADLEY AVE., ARTHUR MANOR, SCARSDALE, N. Y.
Phone Scarsdale-523

For Sale
One acre land, with beautiful shade trees, and a fine residence, containing large living room, sun porch, dining room, kitchen, laundry, numerous pantries and housekeeping conveniences. Six bedrooms, three baths, billiard room or study. Garage. Price \$50,000.

George B. Coras
10 East Forty-third Street, New York.

The Belfort
Refined Elevator Apartments.
3 ROOMS, BATH, \$15.00.
6 ROOMS, BATH, \$18.00.
8 ROOMS, BATH, \$20.00.
River View, Roof Garden, Half Hour Grand Central, Sunday and Evening Inspection.
YONKERS REALTY EXCHANGE, 380 Broadway, Phone Yonkers 5300.

IDEAL COUNTRY HOME
Surrounded by beautiful woods with view of White Plains; 6 bedrooms, 3 baths, 2 car garage, a rare find, modern appointments. Reduced to \$25,000, with desirable terms. Depot Plaza, White Plains, N. Y. Tel. 580.

AN OBVIOUS BARGAIN AT RYE
Colonial home, with about an acre of ground, in best section of Rye. Four master bedrooms and bath, one maid's room and bath, two closets. The minutes' walk to village. Worth \$20,000; will accept \$17,000 for quick sale. Address OWNER, No. 77 Grace Church St., Rye, N. Y., or phone Rye 507.

QUICK SALE
Immediate possession. South Yonkers, at city on Broadway; 8 rooms, electric light, slate roof, two porches; garage; and front lawn. Price \$10,000. 27 Landmark Ave., Yonkers, N. Y. Tel. 5800.

1,080 ACRES
Suitable for Camp or Game Preserve. \$5.00 PER ACRE (cash). Young timber, trout stream, game plentiful. Within 95 miles of New York, 5 miles from railroad station.

W. F. DAY, 300 FIFTH AVE., N. Y.
Massachusetts—Sale or Rent.

Berkshire Camp
30 acres, with 750 ft. lake front, 2 barns, electric lights; barn, wagon house; garage; laundry; bath, catwalks; horse, cow, pig, and poultry pens; for boys or girls' camp. Heart of Berkshire Hills, the mile from station.

LEGGETT & RADCLIFF, INC.
511 Flagg Bldg., Yonkers, N. Y. Tel. 2602

INCONTESTABLE
When the title to your real estate is incontestable, you are secure in the possession of your property. If your name and Morris County real estate titles are in dispute, there is no possibility of doubt. Write for booklet.

North Jersey Title Insurance Co., HACKENSACK MORRISTOWN

Englewood and vicinity—Real Estate.
W. E. BERRY & CO., Englewood, N. J.
TO LET FURNISHED UNTIL MAY 1, 8 rooms, bath, garage. Price \$300 per month. Apply to: MRS. L. E. LYONS, Mt. Kisco, N. Y. R. F. D. No. 2. Telephone Pleasantville 225 F-32.

ARMONK
To rent, furnished, until May 1, 9 rooms, electric light, 3 baths, hot water heat, 3 car garage; 3 bedrooms from station. Price \$200 per month.

L. T. WASHINGTON, Hamilton Ave., Ossining, N. Y. Telephone 322.

MT. KISCO
TO LET FURNISHED UNTIL MAY 1, 8 rooms, bath, garage. Price \$300 per month. Apply to: MRS. L. E. LYONS, Mt. Kisco, N. Y. R. F. D. No. 2. Telephone Pleasantville 225 F-32.

THE NEW YORK HERALD
is the first New York newspaper to publish a comprehensive daily "Bond News and Notes" feature. The Herald prints more important Bond information FIRST than any other New York newspaper.

SHORT HILLS, N. J.
Well located Dutch Colonial House, 5 master bedrooms, 2 baths, sleeping porch, maid's room and bath. Beautifully wooded plot. Price \$25,000.

FREDERICK P. CRAIG
Short Hills, N. J. Telephone 484.

100 JERSEY FARM BARGAINS
With crops, stock, equipment thrown in, fully described, with map of State, in illustrated catalog. Some farm, others city to country markets, many inland. Price ranges from \$1,000 up, with easy terms. NEW JERSEY FARM BARGAINS, Inc., Nassau St., N. Y. C. Phone Hudson 5722.

GLEN RIDGE, N. J.
Semi-bungalow, 4 rooms, bath, steam, electric, small plot; early possession; \$2,000. Other bargains. Write for list.

NATHAN RUSSELL, INC.

BLOOMFIELD, N. J.
Attractive house, 4 rooms, bath, steam heat, electricity; convenient to everything; all improvements; restricted; easy terms. Visit and investigate or write for "New York Herald" listing. REALTY COMPANY, Westchester Bldg., New York. Phone 684 Barclay.

NUTLEY, N. J.
"THE IDEAL HOME TOWN."
Great Boston Bldg. Realty.
No Taxes for Five Years.
Choice, moderate priced building plots, high location; convenient to everything; all improvements; restricted; easy terms. Visit and investigate or write for "New York Herald" listing. REALTY COMPANY, Westchester Bldg., New York. Phone 684 Barclay.

Summit, N. J.
Properties of all descriptions.
ABRAHAM FOWELL, Phone 380.

PELHAMWOOD
The REAL SUBURBAN HOME LOCATION
25 MINUTES FROM N. Y. CITY (42D ST.)
A visit to Pelhamwood will absolutely convince any prospective home buyer of the real merit of its location, the neighborhood of perfect excellence, the fine people who are its inhabitants, the excellent taste and refinement of their homes and the natural scenic beauty everywhere. We have to offer a limited number of choice building plots at prices never to be duplicated again so near N. Y. Unlimited train service on 2 railroads.

Jos. Lambden & Son, Inc.,
55 Lavton St. Tel. 302. New Rochelle, N. Y.
For more detailed particulars, descriptions and prices call, phone or mail coupon below.

NAME.....
ADDRESS.....

A Most Complete and Beautiful Estate
In central Westchester, near White Plains, is being offered at a most unusual price, due to business conditions; the plot is one acre, beautifully developed; the house is of the long, low, modern stucco type of exquisite design—large open living rooms, five master bedrooms, three master baths, three servants' rooms and bath; every conceivable modern appointment—and in perfect condition—two-car garage with chauffeur's quarters. Not large enough to be a burden, but embracing every necessary comfort of a large estate.

Let us show you photograph
PRINCE & RIPLEY
437 FIFTH AVENUE. TEL. MURRAY HILL 555 OR WHITE PLAINS 2676.

NEW ROCHELLE
Best values in desirable homes here
No. 1—Three, centrally located home, 12 rooms, 3 baths; slate roof; large corner plot; garage; shade, shrubbery, etc.; near College and terms reasonable.
No. 2—HOME NEAR WATER: 10 rooms, 3 baths, all conveniences, all improvements; beautiful grounds, 14 acres; tennis court; 2 car garage; fine shrubbery and shade.
PRICE \$30,000.

PHILIPSE MANOR—ON HUDSON
Fifty of the choicest plots in this beautiful community. Prices slashed for quick sale. Practically auction prices and better than auction terms. Magnificent views of Hudson, Tennis, boating, bathing and every outdoor sport. Good train service and station on property. Water, sewer, gas, paved streets, sidewalks, curbs and gutters and every improvement. A real opportunity to buy one of the best plots in suburban New York at a bargain price. \$100 down and monthly payments, if desired.

Best place on Hudson River for investment purchase. Building, or investment purchase. Estates of Tappan Zee, Inc.
Robert E. Farley, Pres.
12 E. 44th St., N. Y. C.
Local office near station.

NEW ROCHELLE
This office specializes in COUNTRY HOMES & ESTATES at New Rochelle, Larchmont and The Pelhams
Furnished and Unfurnished Houses to Rent by the Season or Year
O'CONNOR Real Estate Agency
549 and 551 Huguenot St., New Rochelle, N. Y.
Telephone 684 and 133. Office not open on Sundays.

PELHAM MANOR
Tremendous Sacrifice.
Small estate of 2 1/2 acres, fully landscaped, formal and informal garden, Italian Renaissance redbrick stucco on hollow tile, 13 rooms (6 master bedrooms, 3 tiled baths, 2 servants' rooms and bath, 2 car garage, with 3 room apartment. Every modern detail of comfort and perfection. Reduced from \$100,000 to \$55,000 for quick sale. Considerably less than the assessed valuation. See it immediately! For Sunday appointment call at Pelhamwood Realty Co. 1005 Pelham St. Phone Beckman 4500.

VISIT COLONIAL HEIGHTS
before choosing your home. Several new, attractive houses; also few desirable building sites; wonderful air and view. All improvements, sewer, gas, electricity, sidewalks, paved streets; ample social life, country club, golf, etc. Only 30 minutes to Grand Central. Write for list of homes and prices.

ASKER-HALSTED REALTY CO.
154 Nassau St. Phone Beckman 4500.

RENT—FURNISHED OSSINGING
Nicely furnished house containing 9 rooms, 2 baths; improvements. Garage. \$200 per month, till May 1.
W. L. OLIVER
Ossining, N. Y. Phone 050.

ANTIQUE
A house built in George Washington's time, still in perfect repair and now equipped with electric lights, gas for cooking, 4 bathrooms, steam heat and many old fireplaces, some very large, 18 rooms. A perfect setting in the midst of large trees as old as the house, 5 acres of land. Within the hour.

NICHOLS & HORRIG, 7 E. 43d St., N. Y.

1,000 ACRES LAKE OF 150 ACRES
By motor only 2 1/2 hours from New York City. Elevation 1,000 feet. Mountainous, wooded land. Unfettered ownership of lake 1/2 mile long, 1 mile wide, stocked with fish. 2 farm houses and a bungalow on lake shore. Fine game and fish preserve or camp site.

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RESIDENCE ON HUDSON
Handsome Residence; steam heating, electricity, hardwood floor, fireplaces, abundant closets, bath; large garage; beautiful grounds, over an acre; garden; view of river and Palisades, at New York; 30 minutes from Grand Central. Large amount expended on place, but sale necessary, and offer \$25,000 desired.

BELLOWS & WARREN, 20 Getty Square, Yonkers.

PELHAM MANOR
Modern and attractive house of 10 rooms, 2 baths; large plot, desirable location; recently redecorated; \$10,000; terms and immediate possession.

J. B. THILL, 51 E. 42d St. New Rochelle—Homeat Park
Bungalow, 5-6-7 rooms, and garage, \$8,500. 10 minutes to Grand Central, 10 minutes to 2 railroad stations; ideal location. 2 family house, terms to suit. BUILDER, 251 Main St. Tel. 578.

MT. VERNON, N. Y.
WILL RENT 10 ROOM HOUSE WITH GARAGE FOR TWO CARS. BEST SECTION OF MT. VERNON. \$3,000 A YEAR.
JAMES E. BARRY,
N. E. Corner 18th St. & St. Nicholas Ave. Phone Wadsworth 2100.

PRINCE & RIPLEY
437 FIFTH AVE. TEL. MURRAY HILL 555

Wonderful Bargain
10 rooms, stone dwelling, tiled bath with each bedroom; modern, up-to-date; 1 acre of beautiful grounds and driveway; garage; all improvements; Westchester County.
Right in heart of the famous Westchester Hills. 35 minutes from Grand Central on Harlem Division. Terms.
Leggett & Radcliff, Inc.
311 Flagg Building Yonkers, N. Y. Getty Square 'Phone 2602

HUDSON RIVER FRONT BRICK HOUSE—8 ACRES
A very fine house of 20 rooms and 7 baths; steam heat, electricity and gas; parquetry floors throughout. Beautiful trees and extensive view. Private dock. Very low price. Less than one hour from Grand Central Station.

NICHOLS & HORRIG, 7 E. 43d St., N. Y.

AT RYE
Bargain—Stucco House—4 Acres. 8 rooms, 2 baths; garage; all improvements. Five minutes walk from station. Price \$10,000. Call Rye 230 for Sunday appointment. Local office, 180 Broadway, Yonkers. Specialist in Suburban and Country Properties

GEORGE HOWE, 527 5th Ave., N. Y.

PRINCE & RIPLEY
437 FIFTH AVE. TEL. MURRAY HILL 555

Westchester Estates, Farms and Residences

NEAR WHITE PLAINS, Palisade Estate.
Extraordinary Opportunity.
47 Acres, Overlooking Hudson. One of the most beautiful estates in Westchester, with 40-acre view over Long Island Sound, now offered at tremendous sacrifice for quick sale. Italian Renaissance residence with 7 bedrooms and 7 baths; commodious servants' quarters and bath; billiard room, den, salon, etc. in midst of landscaped lawns and superbly landscaped grounds. Fine garage, stable and farm buildings. The estate represents a most of over \$150,000. Will be sold fully furnished at less than one-third its value.

PELHAM.
English Residence—Distinctive home, designed by well-known architect, 8 spacious rooms, 3 tiled baths with showers; oak floors and trim, stone fireplace, large garage and driveway; steam heat. Extensive view. Garage. Asking \$25,000. Sunday appointment. Phone Hillcrest 1003. Local office, Pelhamdale av. & Post Rd.

GEORGE HOWE 527 5th Ave. N. Y.
Specialist in Suburban and Country Properties
Fieldston Office Open Every Day.

English Brick Manor House
Near Ardsley Club
Dignified brick residence on 6 acres of ground, in best section of Ardsley, with fine shade trees, brook, rose garden, Dutch garden, tennis court, etc. 11 rooms, 4 baths, 2 car garage, a rare find. Living room, 6 bedrooms, 4 baths, good range, ample servants' quarters; large, well proportioned rooms; complete modern equipment. Garage, chauffeur's quarters, gardener's cottage. Sweeping Hudson River views. Tremendous bargain. Immediate occupancy.

KENNETH IVES & CO.
17 E. 42d St. Murray Hill 6037.

Wonderful Bargain
10 rooms, stone dwelling, tiled bath with each bedroom; modern, up-to-date; 1 acre of beautiful grounds and driveway; garage; all improvements; Westchester County.
Right in heart of the famous Westchester Hills. 35 minutes from Grand Central on Harlem Division. Terms.
Leggett & Radcliff, Inc.
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Modern and attractive house of 10 rooms, 2 baths; large plot, desirable location; recently redecorated; \$10,000; terms and immediate possession.

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Bungalow, 5-6-7 rooms, and garage, \$8,500. 10 minutes to Grand Central, 10 minutes to 2 railroad stations; ideal location. 2 family house, terms to suit. BUILDER, 251 Main St. Tel. 578.

MT. VERNON, N. Y.
WILL RENT 10 ROOM HOUSE WITH GARAGE FOR TWO CARS. BEST SECTION OF MT. VERNON. \$3,000 A YEAR.
JAMES E. BARRY,
N. E. Corner 18th St. & St. Nicholas Ave. Phone Wadsworth 2100.

ANTIQUE
A house built in George Washington's time, still in perfect repair and now equipped with electric lights, gas for cooking, 4 bathrooms, steam heat and many old fireplaces, some very large, 18 rooms. A perfect setting in the midst of large trees as old as the house, 5 acres of land. Within the hour.

NICHOLS & HORRIG, 7 E. 43d St., N. Y.

1,000 ACRES LAKE OF 150 ACRES
By motor only 2 1/2 hours from New York City. Elevation 1,000 feet. Mountainous, wooded land. Unfettered ownership of lake 1/2 mile long, 1 mile wide, stocked with fish. 2 farm houses and a bungalow on lake shore. Fine game and fish preserve or camp site.

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